



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

WALTER E. WHITCOMB
COMMISSIONER

NICHOLAS D. LIVESAY
EXECUTIVE DIRECTOR

PERMIT

Amendment A to BUILDING PERMIT BP 14152

The staff of the Maine Land Use Planning Commission, after reviewing the application and supporting documents submitted by Brian and Christine Wargo for Amendment A to Building Permit BP 14152, finds the following facts:

1. Applicant: Brian and Christine Wargo
126 Bucks Hill Road
Southbury, CT 06488
2. Date of Completed Application: June 10, 2014
3. Location of Proposal: Rangeley Plantation, Franklin County
Tax Map 28 Tax Lot 3.1
4. Zoning: (D-RS3) Residential Recreation Development Subdistrict
5. Lot Size: 1.94 Acres (owned)
6. Principal Building: Existing Single Family Residence (24 ft. by 48 ft.)
With Existing Attached Porch (6 ft. by 16 ft.) (to be removed) and
Existing Attached Lake Side Deck (12 ft. by 15 ft., 4 ft. by 50 ft.)
Proposed Attached Porch (6 ft. by 24 ft.)
7. Accessory Structures: Existing Garage (28 ft. by 44 ft.)
Existing Shed (8 ft. by 12 ft.)
Existing Bunkhouse (16 ft. by 20 ft.)
8. Sewage Disposal: Existing Combined Sewage Disposal System
9. Affected Water body: Mooselookmeguntic Lake

The Commission has identified Mooselookmeguntic Lake as a resource class 1 management class A lake with significant fisheries, wildlife, scenic, shore character, botanical, cultural and physical

PHONE: 207-287-2631

18 ELKINS LANE, HARLOW BUILDING
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resources, and outstanding significant fisheries, wildlife, scenic, shore character, botanical, cultural and physical resources.

Background

10. On April 9, 2009 Building Permit BP 14152 was approved for the construction of a 24 ft. by 50 ft. single family dwelling with a 8 ft. by 20 ft. lakeside extension and a 8 ft. 10 ft. utility room extension.

The single family dwelling constructed was 24 ft. 48 ft. and included the 8 ft. by 20 ft. lakeside extension. The 8 ft. by 10 ft. utility room was not constructed.

Proposal

11. The Wargo's now propose construction of a (6 ft. by 24 ft.) covered porch on the road side of the existing single family dwelling. Said porch will be sited 18.9 ft. from the property line, 120 ft. from the lake, and 400 ft. from the road.
12. The proposal complies with Sub-Chapter III of the Commission's Land Use Districts and Standards.
13. The proposal complies with the terms and conditions of the Administrative Settlement Agreement to resolve the violations associated with Enforcement Case EC 09-51.
14. The facts are otherwise as represented in Building Permit application BP 14152A and supporting documents.

Based upon the above Findings, the staff concludes that if carried out in compliance with the Conditions below, the proposal will meet the Criteria for Approval, section 685-B(4) of the Commission's Statutes, 12 M.R.S.A.

Therefore, the staff approves the application of Building Permit 14152 A with the following conditions:


1. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
2. Structures authorized under this permit, filled and graded areas and cleared openings created as part of construction activities authorized under this permit must be set back a minimum of 100 feet from the normal high water mark of Mooselookmeguntic Lake, 50 feet from Shelton's Trail and 15 feet from other property boundary lines.
3. All clearing of vegetation on the lot must comply with the Commission's standards for vegetative clearing and the development standards for buffering within the D-RS3 Sub-district, Sections 10.27, B and 10.25, B, 2.
4. All filling and grading activities on the lot must comply with the Commission's standards for Filling and Grading, Section 10.27, F, a copy of which is attached.

5. The total height of the permitted structures may not exceed 30 feet as measured from the peak of the roof/structure (excluding chimneys or antennae) to the lowest point of the structure, including the foundation, at grade along the downhill side.
6. Clearing and construction activities, except those necessary to establish sedimentation control devices, shall not begin until all erosion and sedimentation control devices (including ditches, culverts, sediment traps, settling basins, hay bales, silt fences, etc.) have been installed and stabilized. Once in place, such devices shall be maintained to ensure proper functioning. All temporary sedimentation and erosion control devices shall be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
7. Once construction is complete, the permittee(s) shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
8. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
9. To protect the scenic quality of Mooselookmeguntic Lake, all authorized structures must not be sited on a ridge or knoll such that they are visible above the tree line from the lake. All authorized structures must be located, designed and landscaped to reasonably minimize their visual impact on the surrounding area, particularly when viewed from existing roadways or shorelines.
10. All exterior lighting must be located and installed so as to illuminate only the target area to the extent possible. Exterior lighting must not produce a strong, dazzling light or reflection beyond lot lines onto neighboring properties, water bodies, or roadway so as to impair driver vision or to create nuisance conditions.
11. The driveway must be located and constructed so that (a) it will not erode or create any undue restriction or disruption of existing surface water drainage ways and (b) it will divert runoff to a vegetated buffer strip so as to prevent it from directly entering a water body, mapped P-WL1 wetland or roadway.
12. Upon completion of the authorized structure within the terms of this permit, all solid waste and other debris disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.
13. The lot may not be further divided without the prior review and approval of the Commission. In addition, certain restrictions, including subdivision, setback and minimum lot size requirements, and activities on the original parcel from which the lot was first divided, may limit or prohibit a re-division of the lot in the future. The permittee(s) is (are) hereby advised to consult applicable land use laws and rules and with the Commission prior to any future re-division of the lot.

This permit is approved upon the proposal as set forth in the application and supporting documents, except as modified in the above stated conditions, and remains valid only if the permittee(s) complies(y) with all of these conditions. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land

Use Regulation Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

DONE AND DATED AT WEST FARMINGTON, MAINE, THIS 18th DAY OF JUNE, 2014.

By: 
for Nicholas Livesay, Executive Director

For office use:

47453

Tracking No.

BP 14152 A

Permit No.

\$ 78.80

Fee Received

Building Permit Amendment

1. APPLICANT INFORMATION

SHORT FORM for Residential Development

Applicant Name(s)
Brian & Christine Wargo

Daytime Phone
203-509-2795

FAX (if applicable)

Mailing Address
126 Bucks Hill Rd

Email (if applicable)
chris@kwconstruction.com

Town
Southbury

State
CT

Zip Code
06488

2. PROJECT LOCATION AND PROPERTY DETAILS

Township, Town or Plantation
Rangeley Plantation

County
Franklin

Tax Information (check Tax Bill)
Map: 28 Plan: 28 Lot 3.1

All Zoning at Development Site (check the LUPC map)
D-253

Road Frontage. List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot:
Road #1: Sheltans Trail Frontage 211.14 ft.
Road #2: Frontage ft.

Water Frontage. List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams, or other waters on or adjacent to your lot:
Waterbody #1: Mooselookmeguntic Frontage 325 ft.
Waterbody #2: Frontage ft.

3. EXISTING STRUCTURES (Fill in a line for each existing structure)

Previously issued Building Permit BP 14152

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Year built	Exterior dimensions (in feet) (LxWxH)	Type of foundation (full basement, slab, post, etc.)	Horizontal Distance (in feet) of structure from nearest:						
				Road	Property line	Pond or lake	Stream or river	Wetland	Waters	Ocean/Tidal
House	2009	24x48x28	Slab on grade	400'	6' 1/2"	120'				
Garage	2009	28x44x18	Slab on grade	300'	8' 1/2"	210'				
Porch (driveway)	2009	8x8		400'	26'	150'				
Porch (lake)	2009	2 @ 12x15 1 @ 4x20		450'	6' 1/2"	110'				
Bunk House	?	16x20	Pad	400'	18'	116'				
Bunk House porch	?	6x16	Pad	400'	18'	110'				

4. PROPOSED ACTIVITIES (Fill in a line for each new or modified structure)

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Proposal (check all that apply)							Exterior Dimensions (in feet) (LxWxH)	Horizontal Distance (in feet) of structure from nearest:					
	New structure*	Reconstruct*	Expand	Relocate*	deck porch	Enclose foundation*	Permanent setbacks		Road	Property line	Lake or pond	River or stream	Wetland	Waters Ocean/Tidal
Expand Porch (driveway)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6x24	400'	18.9'	120'			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							

* Reconstructions, Relocations, Permanent Foundations and New Accessory Structures:

a. If the structure or foundation will not meet the LUPC's minimum setback distances from property lines, roads, water bodies or wetlands, explain what physical limitations (lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting setbacks:

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b. For reconstructions, has the existing structure been damaged, destroyed or removed from your property?.....☐ YES ☐ NO

If YES, was the structure in regular active use within a 2-year period preceding the damage, destruction or removal?.....☐ YES ☐ NO

If YES, provide the date the structure was damaged, destroyed or removed:

5. VEGETATION CLEARING, FILLING AND GRADING, SOIL DISTURBANCE (If applicable, fill in this table)

	Proposed New Area (in sq. ft.) of cleared/filled/disturbed soil:	Distance (in feet) between edge of cleared/filled area and the nearest:					
		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal Waters
Cleared area	N/A						
Filled/disturbed area	N/A						
What is the average slope of land between the area to be filled/disturbed and the waterbody or wetland?							% <input type="checkbox"/> NA

6. PROSPECTIVELY ZONED AREAS (RANGELEY AREA ONLY)

Buffering in Prospectively Zoned Areas. Is your property located in one of the following Prospectively Zoned Plantations or Townships?

Adamstown Twp. Rangeley Plt. Dallas Plt. Richardsontown Twp. Lincoln Plt. Sandy River Plt. Magalloway Plt. Townships C, D, and E.

☒ YES ☐ NO

If YES, please complete the following table regarding the width of the vegetative buffers at the narrowest point between the existing and proposed structures and the nearest applicable road, property line, and subdistrict setbacks as applicable:

N/A

Standard Minimum Required:	Width of Vegetated Buffers			
	Road	Side Property Line	Rear Property Line	Subdistrict Boundary (If D-ES or D-CI)
	25 feet in D-GN, D-GN2, D-GN3 50 feet in D-RS, D-RS2, D-RS3 75 feet in D-ES and D-CI	15 feet	15 feet	50 feet Buffer to other Subdistricts
This property:	1/2 400 feet	6.7 18.4 feet	1/2 120 feet	— feet

Note: You may be required to submit Exhibit E: Documentation for Exceptions to Buffering Requirements. (See instructions on page iii)

7. APPLICANT SIGNATURE (REQUIRED) AND AGENT AUTHORIZATION (OPTIONAL)

Agent Name (if applicable)

N/A

Daytime Phone

FAX (if applicable)

Mailing Address

Email (if applicable)

Town

State

Zip Code

I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is complete with all necessary exhibits. I understand that if the application is incomplete or without any required exhibits that it will result in delays in processing my permit decision. The information in this application is a true and adequate narrative and depiction of what currently exists on and what is proposed at the property. I certify that I will give a copy of this permit and associated conditions to any contractors working on my project. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by the LUPC. If there is an Agent listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this permit application. I understand that while there is a required Statewide Maine Uniform Building and Energy Code (MUBEC) administered by the Maine Department of Public Safety, Bureau of Building Codes & Standards, The Commission's review is limited only to land use issues and the Commission does not make any findings related to the MUBEC nor do the LUPC staff inspect buildings or enforce any provisions of that Code.

Please check one of the boxes below: (see "Accessing the Project Site for Site Evaluation and Inspection")

☒ I authorize staff of the Land Use Planning Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.

☐ I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

All appropriate persons listed on the deed, lease or sales contract must sign below.

Signature(s)

Brian M. Wargo

Date

6-4-14

Signature(s)

[Signature]

Date

6/4/14

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Plan Showing Existing Building
Locations off of Property Line
August 27, 2009 Scale: 1" = 40'
By: David Jent, PLS

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DB 1726 PG 201



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